

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

## ZONING CASE: Z2004-015

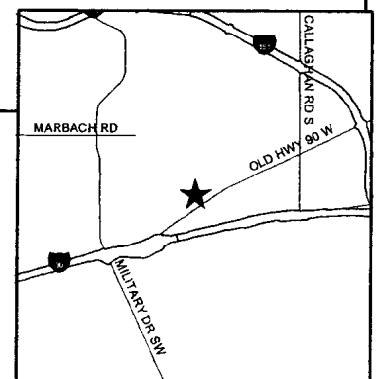
City Council District NO. 6  
 Requested Zoning Change  
 From: "C-2" To "R-6"  
 Date: February 12, 2004  
 Scale: 1" = 200'

□ Subject Property  
 ○ 200' Notification

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 p.614  
 A-7



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# CASE NO: Z2004015

## Staff and Zoning Commission Recommendation - City Council

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**Date:** February 12, 2004

**Zoning Commission Meeting Date:** January 20, 2004

**Council District:** 6

**Ferguson Map:** 614 B7

**Appeal:** No

**Applicant:**

**Owner**

Rebecca Davila

Evangelina Viesca

**Zoning Request:** From "C-2" Commercial District to "R-6" Residential Single-Family District

Lots 28 thru 30, Block 11, NCB 16521

**Property Location:** 6403 and 6411 Tahoka

The northwest corner of Tahoka Boulevard and Arvil Avenue

**Proposal:** To construct a single-family residence

**Neighborhood Association:** Cable Westwood Neighborhood Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Approval. The applicant is requesting the zone change from "C-2" Commercial District to "R-6" Residential Single-Family District to allow the construction of a single-family residence. The subject property is an undeveloped half-acre piece of land located north of the intersection of Tahoka Boulevard and Arvil Avenue. The property is situated along the east boundary of a small residential neighborhood nestled in between Leon Creek and Old US Highway 90 West.

The majority of this area is zoned "R-6". However, some commercial zoning is concentrated along the east boundary of the neighborhood. The commercially zoned property directly south of the subject property across Tahoka is vacant. Directly north of the property at 6402 Elmer is a lounge. This property and the subject property are separated by an approximately 5-foot stone wall existing along the dividing property line. A motel exists on the large tract of land zoned "C-3 NA" General Commercial Nonalcoholic Sales District existing to the west and across Arvil Avenue.

Staff supports the rezoning request to single-family residential. Residential uses and zoning are appropriate and encouraged west of Arvil Avenue in this small residential neighborhood. The requested zoning will not adversely affect the surrounding area nor will the subject property suffer any detrimental effects as a result of the rezoning.

### Zoning Commission Recommendation:

Approval

### VOTE

**FOR** 10

**AGAINST** 0

**ABSTAIN** 0

**RECUSAL** 0

**CASE MANAGER :** Christie Chapman 207-8389

**Z2004015**

**ZONING CASE NO. Z2004015** – January 20, 2004

Applicant: Rebecca Davila

Zoning Request: "C-2" Commercial District to "R-6" Residential Single-Family District.

Ruben Castro, 6415 Tahoka, representing the applicant, stated his mother is intents to construct a home on the subject property for her mother. He stated this area is surrounded by residential homes and feels this development is appropriate for this area.

Staff stated there were 31 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Cable Westwood Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Peel and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on Lots 28 thru 30, Block 11, NCB 16521 at 6403 and 6411 Tahoka.
2. There were 31 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

**AYES: Martinez, Grau, Cardenas-Gamez, Kissling, Dutmer, Dixon, Sherrill,  
Avila, Stribling, Peel**

**NAYS: None**

**THE MOTION CARRIED**

**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.